

March 28, 2001

TO: Mayor and City Council

FROM: Douglas C. Mousel, Senior Planner

SUBJECT: Results of the Planning & Zoning Meeting, March 27, 2001

The following item is scheduled for the April 17, 2001, City Council Meeting

Public Hearing: Zoning Case Z2001-02
Applicant(s): Melba Duncan, Judy Carrington, Jerry Whitsell,
Peggy McAdams, and Eland Energy

DESCRIPTION:

A request to rezone 18.6± acres on the southeast corner of F.M. 423 and Smith Road **from** Agricultural **to** Retail. Neighborhood #49. Tabled 2/27/01.

APPROVED: 6-0 **DENIED:** _____ **TABLED:** _____

RECOMMENDATION:

Recommended for approval subject to:

1. Modification of the zoning exhibit to represent the alignment of future Panther Creek Parkway and F.M. 423 shown on the preliminary plat for Grayhawk Section II.
2. Staff and applicant agreement on the width of the landscape buffer required by the Planned Development prior to the City Council meeting.
3. As Planned Development-Retail with the following standards:

Planned Development-Retail (R)

The tract may be developed under the regulations of the Retail (R) District as outlined in the Frisco Comprehensive Zoning Ordinance No. 00-11-01 as it currently exists or may be amended, subject to the following amendments:

A. Architectural Style: Buildings shall include:

1. Elevations with a minimum of forty five percent (45%) brick or stone;

2. Pitched roofs;
 3. The architectural style including building design and building materials will be consistent throughout the entire tract; and
 4. Architectural forms will define the ends of buildings or structures.
- B. A landscape buffer with a minimum width of fifty (50) feet will be provided along the east and south sides of the tract and shall contain two (2) rows of three-inch (3") caliper trees on thirty-foot (30') centers.

DM/sg

cc: Tim Allen 214-365-0444
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Frank Jaromin
Donnie Mayfield
Mack Borchardt